Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7696

Karen Johnson Davidson County
Batch# 439069 DEEDQC
07/16/2020 11:36:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200716-0078038

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Audrey McGrady
Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 10th day of July, 2020.

Notary Public
My Commission Expires: NOV 08 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Audrey J. McGrady 316 Ketch Cove Hermitage, TN 37076	Reliant Bank 105 Continental Place #300 Brentwood TN 37027	098-09-0A-019.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Timothy F. McGrady and Lori A. McGrady, husband and wife** ("Grantor") do hereby quitclaim and convey unto **Audrey J. McGrady, unmarried** ("Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 118, Phase One, Lake Shore, according to survey and plat of same appearing of record in Book 6900, page 684, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy F. McGrady and Lori A. McGrady,

husband and wife and Audrey J. McGrady, unmarried, tenants in common with right of survivorship by Warranty Deed from Keith Walters, Executor of The Estate of Ted L. Bell aka Ted Leon Bell, dated April 13, 2018, recorded April 17, 2018, of record in Instrument No. 20180417-0035989, Register's Office for Davidson County, Tennessee.

This is improved property located at: **316 Ketch Cove, Hermitage, TN 37076**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the _____ day of July, 2020.

GRANTOR:

Timothy F. McGrady

Lori A. McGrady

STATE OF INDIANA
COUNTY OF Fountain

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy F. McGrady and Lori A. McGrady, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6 day of July, 2020.

Notary Public
My Commission expires: